



Clark County Development News

Clark County Community Development

2009 First Quarter



Marty Snell, director
Clark County
Community
Development

House travels county roads

Recently Community Development began processing some permits that were previously issued by Public Works. While over-legals are fairly common, house move and street use permits are not.

In March, staff put the finishing touches on a house move permit and witnessed the extraordinary event. In this particular case a road is planned to go through the parcel this house sat upon. Rather than demolishing the structure, it was purchased with the plan of moving it to a vacant lot about six miles away. It takes several months to coordinate the move beginning with the house move application. Utility companies, such as electricity, water, natural gas and phone, are contacted as part of the coordination efforts. Several agencies must be notified including CRESA, fire departments and C-Tran in case the move will affect their routes. In addition, business owners and residents along the route are notified so they can plan their activities accordingly since the roads may be blocked for a significant amount of time.

Staff reviews the application and accompanying documents and checks the proposed route. Staff also coordinates with Public Works, the bridge crew when necessary, and law enforcement. These folks are needed to keep things running smoothly along the route. Once the permit is approved and moving day is set, always on a Sunday, the house is carefully prepared for the move. Moving day begins at six in the morning. This house has two stories with a pitched roof, too tall to take in one piece. The roof was detached and the house split in two and moved in tandem. Even without the roof, the building measured 23 feet tall. Along the route all utility companies with overhead lines were there to make sure the lines were out of the way.



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Real Estate Sales Activity

The Regional Multiple Listing Service "Market Action" report covers the Portland market as well as Clark County. In August 2008 it changed from reporting the average number of days a single-family dwelling was for sale during a current listing to the average **total** number of days a home is on the market for consecutive listings when the time in between re-listing is 31 days or less. The total market time does not include the days the property was off the market.

In March 2009 the average total market time was 173 days from listing to acceptance of an offer. In the Portland metro area the average total market time was 156 days.

The average sales price was \$250,500 in Clark County at the end of March 2009. This represents a 16 percent decrease from March 2008 when it was \$298,100. Comparing the first quarter of 2009 with the first quarter of 2008, pending and closed sales are down 12 percent and 16 percent respectively. New listings are down 26 percent from 3,562 in the first quarter 2008 to 2,622 in the first quarter 2009. The most expensive homes were in Lake Oswego/West Linn (\$377,000, a \$100,000 drop since December 2008), North Washington County/Sauvie Island (\$350,000), and NE Clark County (\$350,000). The least expensive homes were in Central Vancouver (\$139,900).

In-migration

There was a ten percent decrease in the number of out-of-state driver's licenses that were surrendered in the first quarter 2009 compared to the first quarter 2008 according to the Washington State Department of Licensing. In the first quarter 2009 there were 2,935 drivers that moved into Clark County while in the first quarter 2008 that number was 3,252.



Manor Subdivision

Single-family residence
in the framing phase

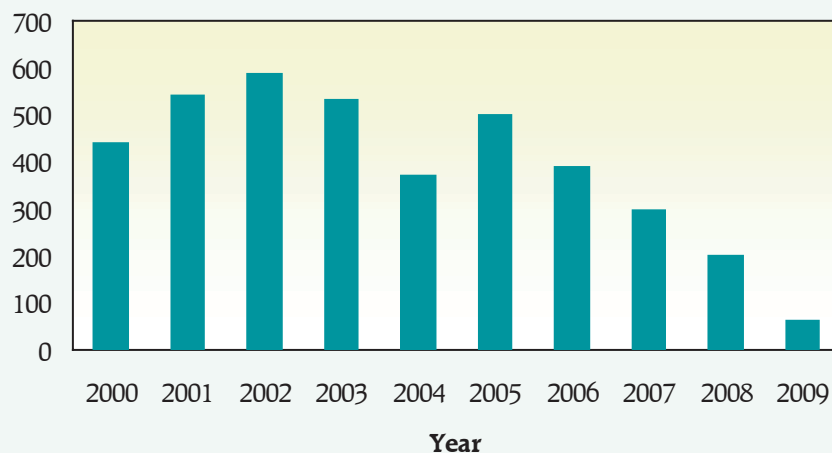


Development Activity

Single Family Residential Permits

- We saw a 70 percent decrease in the number of permits issued in the first quarter 2009. Fifty-nine permits were issued compared to 198 permits issued in the first quarter 2008.
- The historical average for this quarter 2000 through 2009 is 389 permits.

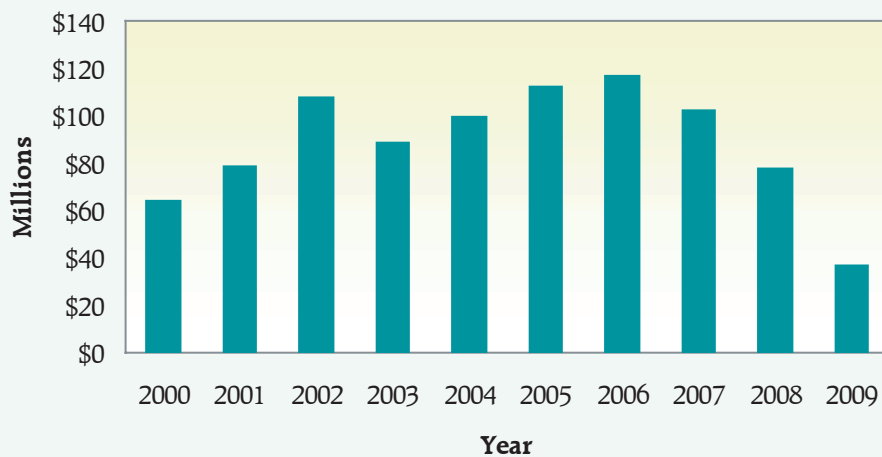
Q1 Single Family Residential Permits



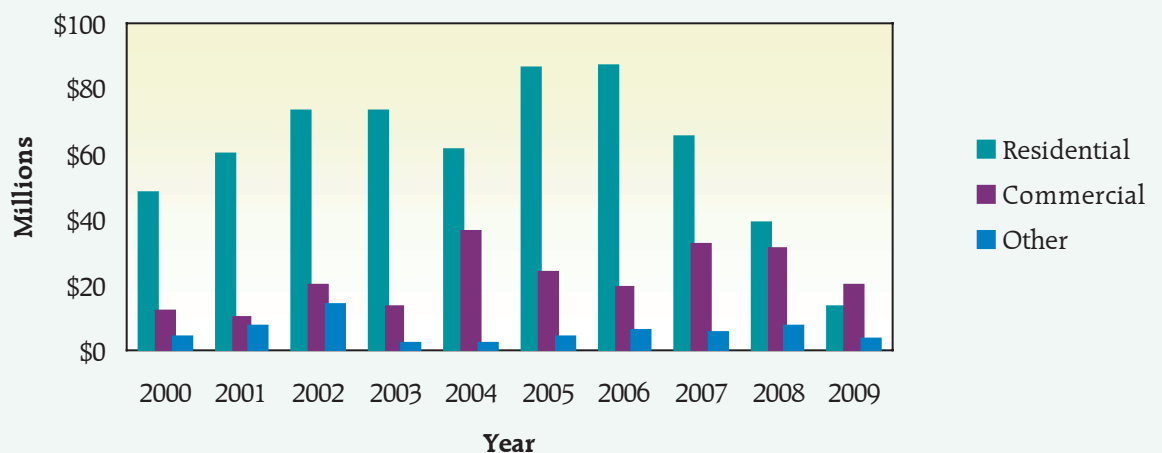
Construction Valuations

- Total construction valuation is down 53 percent from the first quarter 2008. Valuation was \$36 million compared to \$77 million in the first quarter 2008. Historical construction valuation for the first quarter 2000 through 2009 is \$88 million.
- First quarter commercial construction valuation was \$20 million. This is a 35 percent decrease from 2008 when commercial construction valuation was \$31 million. Commercial projects comprised 56 percent of the total valuation for this quarter.
- Residential construction valuation totaled \$13 million this quarter compared with the first quarter 2008 when it was \$39 million. This is a 67 percent decrease.

Q1 Construction Valuation



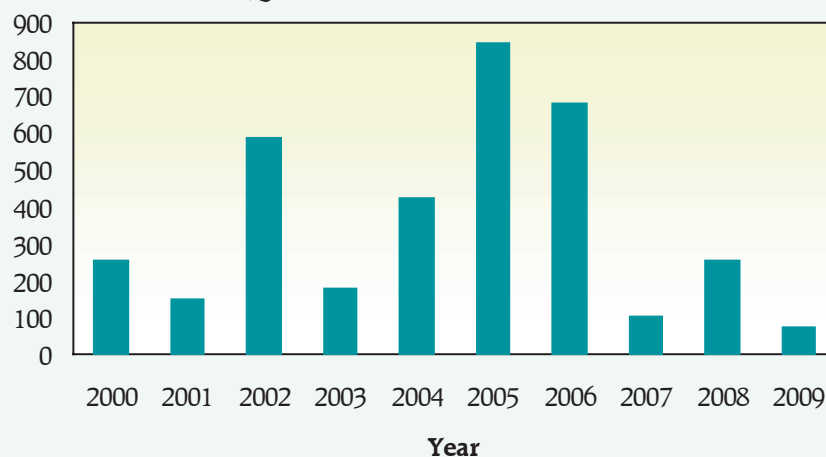
Q1 Construction Valuation Mix



Land Division Lots

- The number of new approved lots for the first quarter fell 72 percent compared to the first quarter of 2008. Sixty-nine lots were approved this quarter while 250 lots were approved first quarter 2008.
- The historical average for the first quarter 2000 through 2009 is 352 approved lots.

Q1 Land Division Lots



Development Activity through First Quarter 2009			
Year	Single Family Residence Permits	Commercial & Residential Construction Valuation (mil.)	Lots Approved
2009 YTD	59	36	69
2008	592	235	1023
2007	1245	405	2070
2006	1551	469	2535
2005	2142	583	2173
2004	2106	533	2241
2003	2157	491	1941
2002	2112	412	1558
2001	2329	417	592
2000	1825	295	972



Vancouver Fire Station
#810

Customer Service Grades 2009

Customers coming in to Community Development offices may rate our level of service during each visit. The following average grades were given in 2008. No new surveys were received in the first quarter 2009.

Promptness of initial greeting.....	A-
Time spent waiting for service.....	B+
Courtesy/personal attention.....	A-
Knowledge level of employees	A
Efficiency of service provided	A
Usability of information	B+
Overall service	B

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Even though the distance is less than six miles it will take several hours to get there. Rarely does a move happen without some incident and this move was no exception. While traveling down an incline, the dolly slipped and the house dropped to



the ground. This added more time to an already long procedure. While the utilities are taken care of and the traffic is diverted, the house must be maneuvered around corners and turns, trees, and other obstacles. Finally at three in the afternoon the house has arrived at its destination. The next step is to put it back together again. Building permits are required for this and must be issued prior to the move.



For an alternate format,
contact the Clark County
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Clark County Community Development

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